BILL GARRETT, Davidson County
Trans:T20140063094 DEEDWARR
Recvd: 08/26/14 10:04 2 pgs
Fees:13.00 Taxes:1180.30
20140826-0077617

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 14071548 PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $319,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2014. Notary Public My Commission Expires: 11-22-2014

WARRANTY DEED

Address New Owner: Marcus James Leming and Heidi S. Leming 9005 Macauley Lane Nolensville TN 37135	Send Tax Bills To: FirstBank 3500 Blue Lake Dr Suite 325 Birmingham, AL 35243	Tax Information: Tax Parcel ID No. 186040A09200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Frost and wife, Shannon Williams Frost** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcus James Leming and Heidi S. Leming, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 136, FINAL PLAT, BURKITT PLACE, PHASE 1B, SECTION 1, as shown on plat of record in Instrument No. 20061109-0139669, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan Frost and wife, Shannon Williams Frost by Warranty Deed from Celebration Homes, LLC, recorded on the 13th day of February, 2008 in Instrument No. 20080213-0014372, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, BURKITT PLACE, PHASE 1B, SECTION 1, as recorded in Instrument No. 20061109-0139669 and PUD Boundary Plat recorded at Instrument No. 20050920-0113225.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20060306-0025388 and 20070202-0014304.

Easement for Utilities, recorded in Instrument No. 20070724-0087694.

Easement Agreement recorded at Instrument No. 20060317-0030915.

Easement for Right-of-Way, recorded in Instrument No. 20061109-0139669.

Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement, recorded in Book 3678, Page 723.

Warranty Deed to the State of Tennessee with respect to a project by the Tennessee Department of Transportation recorded in Book 1481, Page 273.

Easement and Contribution Agreement recorded at Instrument No. 20050816-0096915.

Inspection and Maintenance Agreement recorded at Instrument No. 20070724-0087659.

Stormwater Detention Agreement recorded at Instrument No. 20050706-0077438.

Cemetery located on the property as described in deed from Bert Elmer Cochran and wife, Leslie Carroll Cochran to B.H. McFarlin and wife, Evie E. McFarlin, of record in Book 112, Page 184, ROWC, and access thereto and rights of the general public with respect to said cemetery.

All matters shown on a survey perpared by Crawford Land Surveyors, P.C., TN RLS No. 2351, dated January 31, 2005, last revised August 1, 2005, Job No. 04174-5(1).

This is improved property located at 9005 Macauley Lane Nolensville TN 37135.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2014.

Jonathan Frost

Shannon Williams Frost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Frost and Shannon Williams Frost, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014